

AKA LOT 9 SHILOH FARMS UNR: BEG OF SE1/4 OF NW1/4 OF NW1/4, RUN FT, N 664.48 FT, E 658.92 FT, S

LEXINGTON ESTATES LLC
20638 NW 78 AVE
ALACHUA, FL 32615

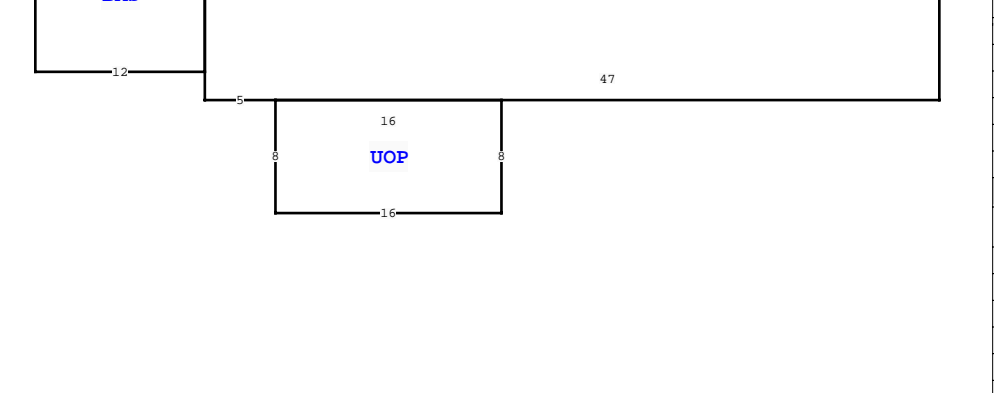
2026

24-7S-16-04311-109



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,824	113.9000	68.34	124,652	1994	1994	0	0	60.00	40.00	



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0200	MOBILE HOME		02	24716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100		132	3,608
BAS	204	100		204	5,576
BAS	1,456	100		1,456	39,801
UOP	128	25		32	875

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	49,861		
TOTAL MARKET OB/XF VALUE	12,217		
TOTAL LAND VALUE - MARKET	110,550		
TOTAL MARKET VALUE	172,628		
SOH/AGL Deduction	47,510		
ASSESSED VALUE	125,118		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	125,118		
TOTAL JUST VALUE	172,628		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	157,553		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/2623	7/16/2015	QT	U	I	18	100
GRANTOR: CLERK OF COURT (BENEF)						
GRANTEE: LEXINGTON ESTATES L						
1290/2614	3/12/2015	TD	U	I	18	25,100
GRANTOR: CLERK OF COURT (BENEF)						
GRANTEE: LEXINGTON ESTATES L						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	1,920	49,861

TOTAL OB/XF													12,217			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0030	BARN,MT	0	0	17	24	UT	12.00	12.00	80	2005	2005	3	80	3,917	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 BAS= N2 W12 S17 BAS= S11 E12 N11 W12\$ E12 N15\$ S28 E5 UOP= S8 E16N8 W16\$E47 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,550							